

Annual PKID Meeting: Morning Ridge 07-09

Monday October 20, 2014

7:00 – 8:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Brian Border, Melanie Dykstra, Rod Buchanan, Rob Giles

Attendees: Tom Reeves, Chase Price

Staff Contacts:

- Maintenance -Rick Acuna - 480) 503-6268 -rick.acuna@gilbertaz.gov
- PKID Improvements – Brian Border - (480) 503-6937 –brian.border@gilbertaz.gov
- General Questions – Melanie Dykstra-480-503-6330- Melanie.dykstra@gilbertaz.gov
- Website Information – www.gilbertaz.gov/pkid

1. Welcome:

• Introduction of Staff

Melanie Dykstra, Management Support Analyst for Parks and Recreation, was the facilitator for the meeting. She asked each member of the staff in attendance to introduce themselves. Brian Border handles contracts and the improvements. Rick Acuna is from Parks and he oversees PKID's maintenance. Rob Giles is Parks and Recreation Manager who oversees parks maintenance. Rod Buchanan the Parks Director was also in attendance to observe and assist in facilitating the PKID process.

• Welcome New Attendees

Melanie Dykstra welcomed the group to the meeting.

• Overview of PKID

Rob Giles gave a brief review of the PKID process. Gilbert meets with the homeowners once a year in PKID meetings. There are 11 PKID's in Gilbert. The common areas within the current homeowners are managed and all owned by the Town, but maintenance is assessed to the homeowners as established by state law.

• Review of Voting Process

Melanie Dykstra reviewed the new pilot process for PKID's which includes:

- Meeting held in October to answers questions, clarify information, identify & discuss required maintenance and receive ballot suggestion
- Ballot will be mailed in December for improvements identified at October meeting
- Required maintenance items will be discussed to identify best funding options to complete the work and will not be on the ballot; a letter will be mailed with the assessment amount for the following year
- Every property owner will have the opportunity to submit a vote by mail, email, fax or drop it off at the open house
- 50% plus 1 of all votes cast will determine majority decision on improvement project passing
- An open house will be conducted Jan. 24th to answer any final questions and receive ballots if not yet submitted
- Gilbert staff will send an email notice (if owner on file) and place approved projects/timelines on website

2. Improvements for FY2016:

- **Review improvements remaining**

Option 1) Basin – All - \$89,900

Option 2) Phase I- Turf- year 1 - \$52,600

Option 3) Phase II - Decomposed Granite – year 2 - \$45,200

Option 4) Half Basketball Court \$67,900

Brian Border reviewed the options with the group. He stated that the whole basin can be done which would include the turf, irrigation and decomposed granite for \$89,900. Or we can do it in two phases. Phase I would be doing just the turf, which would require getting new irrigation for the turf. Phase II would be adding decomposed granite. Brian noted that doing only irrigation first may result in some plants dying and area not looking great until 2nd phase with plantings is completed

The current monthly fee is \$21.56 per lot and there are 92 lots.

Rick Acuna stated that we have been working on getting water off all the walls. He stated that we have talked about the turf, irrigation and decomposed granite. The turf option needs to be completed first to get the infrastructure in place for the new irrigation. Then option 2 the adding of decomposed granite would need to be done afterwards.

- **Discuss needed maintenance items and costs within next 5 years**

Discussion focused on what has been identified as a maintenance need in the PKID.

1. The basin is going to need renovations within 1 year. If not completed in 2015-2016, will be required 2016-2017.
2. Project does not need to be completed all at once, can be phased.
3. Common walls will be placed on a schedule for painting/repair when all basin improvements have been completed so that they become an ongoing maintenance item budgeted in the base assessment

- Discussed how to phase the project: Irrigation first year, Material/Landscaping 2nd year
- Not interested in having project completed all at once due to cost

- **Discuss items for ballot including any new requests**

- Place on ballot-maintenance item only
 - Turf irrigation project
- No other items

3. Action items:

1. Determine irrigation renovation costs only for basins- year 1
2. Determine landscaping costs for plants in basin
3. Send ballot to property owners in December with turf renovation project
4. Send water use follow up to attendees

Meeting adjourned